



John T. Aubberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 15, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

BOARD OF ZONING APPEALS AGENDA
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OLD BUSINESS:

- 1. Applicant:** Bruce Darling
Location: 267 Lake Shore Drive
Mon. Co. Tax No.: 017.06-2-21
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed accessory structure (198 sq. ft. shed) as a principal structure on a lot. Sec. 211-5 (Structure, Accessory)

- 2. Applicant:** Charles S. Arena, Sr.
Location: 2450 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-57
Zoning District: R1-E (Single-Family Residential)
Request:

 - a) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to be located in a (west) side yard, where accessory structures, including cabanas, are permitted in rear yards only. Sec. 211-11 E (3)
 - b) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.), to have a (west) side setback of 1.1 ft., instead of the 6.8 ft. minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for a proposed detached garage (22.0 ft. x 22.0 ft.; 484.0 sq. ft.), to have a rear setback of 20.0 ft. (measured from the centerline of Old Edgemere Drive), instead of the 55.0 ft. minimum required. Sec. 211-11 E (1), Table I
 - d) An area variance to allow for a proposed structure (detached garage; 22.0 ft. x 22.0 ft.; 484.0 sq. ft.), being over 3.0 ft. in height above the nearest street grade in a restricted area, as described in Sec. 211-33 A and Sec. 211-33 B (2)(a) (b)(c).
 - e) An area variance for proposed lot coverage of 30.7%, instead of the 25% maximum permitted.

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NEW BUSINESS:

- 1. Applicant:** Thomas R. & Marilyn P. Crumlish
Location: 2728 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-11
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed detached garage (28.7 ft. x 38.0 ft.; 1093.0 sq. ft.), resulting in a total gross floor area of 1515.7 sq. ft. for all existing and proposed accessory structures and attached garages, where 1000 sq. ft. is the maximum gross floor area permitted for lots up to one acre in area. Sec. 211-11 E (1), Table I

b) An area variance for a proposed detached garage (1093.0 sq. ft.) to have a (west) side setback of 4.0 ft., instead of the 8.0 ft. minimum required. Sec. 211-11 E (1), Table I
- 2. Applicant:** James T. Korneliusen
Location: 294 Pinebrook Drive
Mon. Co. Tax No.: 059.01-7-72
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (10.0 ft. x 20.0 ft.; 200.0 sq. ft.), resulting in a total gross floor area of 926.0 sq. ft. for all existing and proposed accessory structures and attached garages, where 800 sq. ft. is the maximum gross floor area permitted for lots up to 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I
- 3. Applicant:** Dianne E. DeFisher
Location: 3150 Ridgeway Avenue
Mon. Co. Tax No.: 088.03-1-5.2
Zoning District: R1- 18 (Single-Family Residential)
Request: An area variance for a proposed aboveground pool (30.0 ft. x 15.0 ft.; 450.0 sq. ft.) to be located in a side yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

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MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

TBD

APPROVAL OF MINUTES

ADJOURNMENT

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